

RESOLUTION NO. CZAB15-23-03

WHEREAS, **GOULDS LLC** had applied to Community Zoning Appeals Board 15 for the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The east $\frac{1}{2}$ of the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ less the west 150' , less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter it was the opinion of Community Zoning Appeals Board 15 that the requested district boundary change to RU-1M(a) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and said application was denied by Resolution No. CZAB15-8-03, and

WHEREAS, **GOULDS LLC** had appealed the decision of Community Zoning Appeals Board 15 to the Board of County Commissioners for the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The east $\frac{1}{2}$ of the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ less the west 150' , less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida, and

WHEREAS, after reviewing the record and decision of Community Zoning Appeals Board 15 and after having given an opportunity for interested parties to be heard, it is the opinion of this Board that the matter should be remanded back to Community Zoning Appeals Board 15, and said application was remanded back to Community Zoning Appeals Board 15 by Resolution Z-6-03, and

WHEREAS, **GOULDS LLC** applied to Community Zoning Appeals Board 15 for the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The east $\frac{1}{2}$ of the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ less the west 150' , less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

- 1) That said Property shall be developed substantially in accordance with the plans previously submitted prepared by RE Chisholm Architects Inc. entitled, " Goulds Hammocks," dated the 6th day of June, 2003, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- 2) That the property shall be limited to no more than 45 single-family homes.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1M(a) would

be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve the application was offered by Paul S. Vrooman, seconded by Al Alvarez, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	aye	JoAnn Bova	aye
Al Alvarez	aye	Paul S. Vrooman	aye
Leonard Anthony	aye		

Nancy McCue aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to RU-1M(a) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 22nd day of October, 2003.

Hearing No. 03-2-CZ15-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

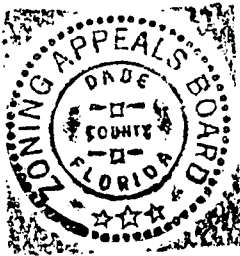
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-23-03 adopted by said Community Zoning Appeals Board at its meeting held on the 22nd day of October, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of November, 2003.



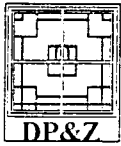
Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL





STEPHEN P. CLARK CENTER



DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1ST STREET
SUITE 1210
MIAMI, FLORIDA 33128-1972
(305) 375-2800

November 3, 2003

Goulds LLC
c/o Michael Radell
First Union Financial Center
200 South Biscayne Blvd.
Suite 850
Miami, FL 33131

Re: Hearing No. 03-2-CZ15-1
Location: Lying 150' east of S.W. 112 Avenue and south
of S.W. 224 Street, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB15-23-03, adopted by the Miami-Dade County Community Zoning Appeals Board 15, which accepted your Declaration of Restrictions and approved your district boundary change to RU-1M(a) on the above described property.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this department in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

Application for necessary permits and /or Certificate of Use permits should be made with this Department, or the Building Department as appropriate. At time of permit application you must provide a copy of this resolution.

Please note that the last day for anyone to appeal this application is November 10, 2003.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl Jones".

Earl Jones
Deputy Clerk

Enclosures